

MEMORANDUM

To: CRA Board
From: Erica Schwarz
Date: September 16, 2020
Re: 93-99 Bishop Allen Drive Project Scope and Budget Update

PROJECT DESIGN AND SCOPE

Over the last nine months, CRA staff have been advancing plans for a major renovation of the recently purchased CRA property at 93-99 Bishop Allen Drive. The design development phase will conclude at the end of this week.

During design development the project team made decisions around project scope with an eye towards environmental sustainability and towards fully restoring the property so that it can provide an effective environment for nonprofit tenants for the long term. Highlights of the updated scope include:

- Fully electric heating and cooling system
- Solar panel installation and required roof modifications
- Replacing all windows with more energy efficient options; including replacing the double hung windows in the brick façade with historically accurate models and replacing dormer windows with larger models.
- Expanded stormwater drainage

A slide show which was presented at the August 19th, 2020 board meeting is attached to this memo, with renderings of the designs to date.

The project team will meet with tenants on September 25th to update them on the designs, discuss finishes that tenants may select for their spaces, and consider options for the building name, which will be affixed to the main entry canopy.

TIMELINE

The project is on schedule to start construction in January, 2021. CRA staff and professional move managers from STV|DPM (CRA's Owner's Project Manager), are overseeing a complete move out of the building by the end of December. Over half of the tenants have opted to continue working remotely during the construction period, with the remaining tenants moving into swing space and most of the building's furnishings being placed into storage. Construction is expected to conclude by

late summer, with tenants moving back into the building in September, 2021. STV|DPM will assist the CRA with a public procurement process for construction bidding under Chapter 149 of M.G.L. this fall.

PROJECT BUDGET

Based on current estimates, the total project budget for the renovation of 93-99 Bishop Allen Drive is \$8,685,000. The overwhelming majority of that figure is for construction costs, which are significantly above the original renovations plans due to extensive scope additions made as CRA staff and the design team learned more about the needs of the building. Approximately thirty percent of the project budget is for soft costs including fees for the design team and the owner's project manager, tenant relocation including rented swing space, design and construction contingencies, building insurance during construction, and other needs.

On September 9, 2020, Cambridge's Community Preservation Act (CPA) Committee recommended that 93-99 Bishop Allen Drive be awarded \$330,000 for historic preservation. The CPA committee's full Fiscal Year 2021 CPA award recommendations have been forwarded to the City Manager so that he may bring them to the City Council for a vote on September 14th.

Should the City Council approve the CPA Committee's recommendation, and based on current estimates, the CRA would need to expend \$8,355,000 of its own funds to complete this project.

The project team will receive one more cost estimate before issuing bid documents. We expect line items may shift, but do not expect the total project figure to fluctuate significantly, however the additional scope of the solar and drainage components may stretch our contingency budget. If the project budget does increase, staff will return to the Board for additional appropriate. At this time, the Staff and design team require approval to continue work under this project scope and budget.

BOARD MOTION

To authorize the Executive Director to advance the designs for the renovation of 93-99 Bishop Allen Drive, conduct tenant relocation activities, and initiate the construction bidding process for the renovation project utilizing the anticipated overall project budget of eight million three hundred and fifty-five thousand dollars (\$8,355,000).

Attachment: 93-99 Bishop Allen Drive – Design Presentation

**Bishop Allen Drive: Design Renderings
CRA Board Meeting
September 16, 2020**



93-99 BISHOP ALLEN DRIVE



93-99 BISHOP ALLEN DRIVE
CAMBRIDGE, MA, 02139

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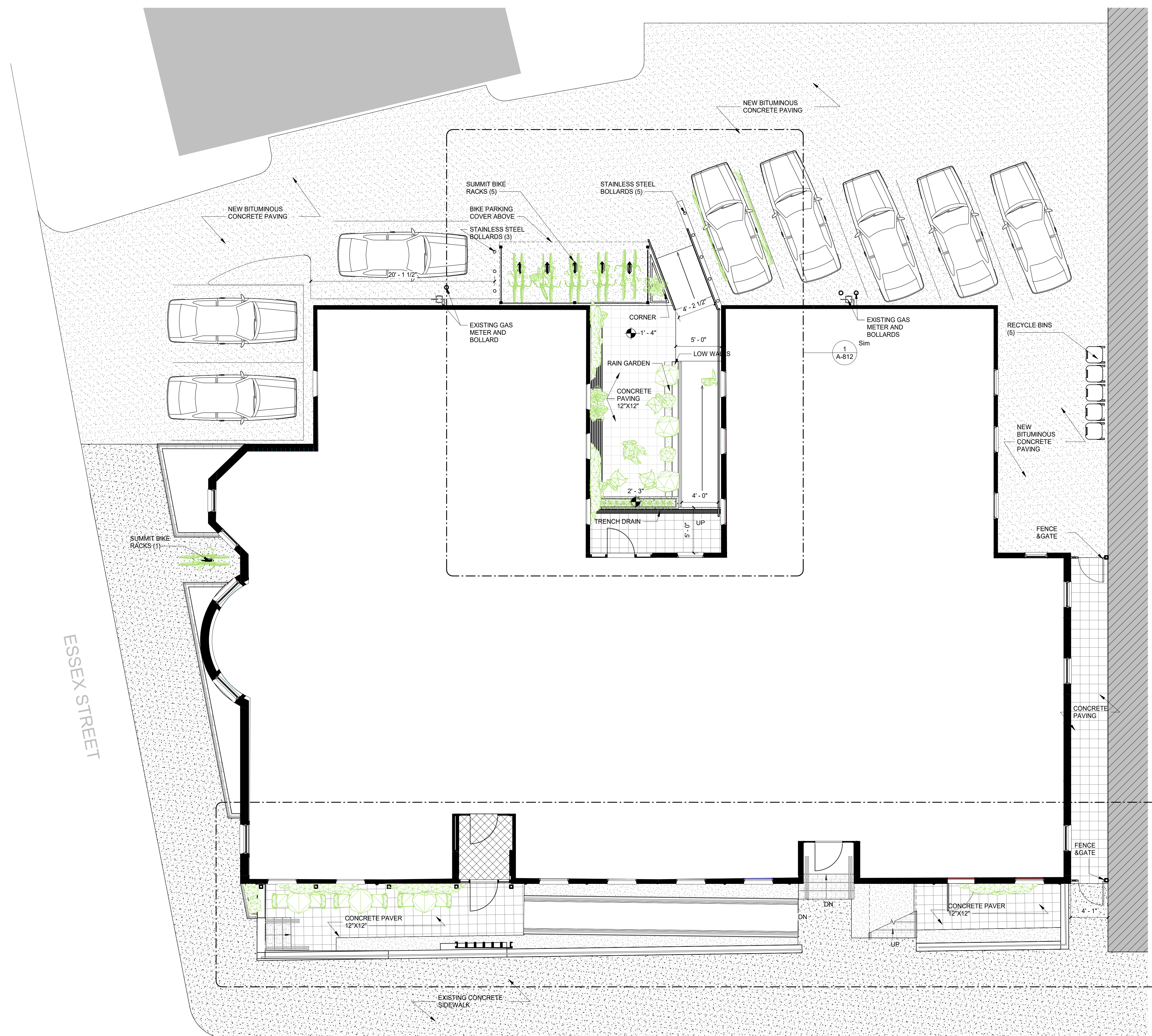
PRICING SET



No.	Description	Date

Scale 3/16" = 1'-0"
Project Number 2020.02
Date JULY 16, 2020
Drawn by DB
Checked by DS

A-010 SITE PLAN



1 SITE PLAN (REF: A-601)
3/16" = 1'-0"

BISHOP ALLEN DRIVE





VIEW FROM ESSEX STREET















